

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Large Meeting Room, Bluffton Town Hall**  
**Wednesday, December 16, 2015, Minutes**

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**Present:** Josh Tiller, Chairman; Terry Hannock, Vice Chairman; Trey Griffin; Sean Congleton

**Absent:** Dan Keefer; Harry Lutz (Resigned as of December 16, 2015)

**Staff:** Kendra Lelie, Director of Growth Management; Rocio Rexrode, Growth Management Coordinator

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**I. CALL TO ORDER**

Tiller called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

Congleton made a motion to approve the December 16, 2015, Planning Commission Meeting Agenda. Hannock seconded the motion. All were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – December 1, 2015**

Hannock made a motion to approve the December 1, 2015, Planning Commission Meeting Minutes. Congleton seconded the motion. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no Public Comments.

**VIII. OLD BUSINESS**

There was no Old Business.

## **IX. NEW BUSINESS**

### **1. FOR ACTION**

- A. Adoption Rose Hill Comprehensive Plan Amendment.** A request by Land Asset Holdings, LLC for recommendation of approval to Town Council of an amendment to the Comprehensive Plan to change the Future Land Use Map designation from Medium Density Residential to Medium Intensity Commercial. The property is identified by tax map number R610-031-000-0250-0000. (COMP-11-15-9404)

Congleton made a motion to approve the Rose Hill Comprehensive Plan Amendment. Hannock seconded the motion. All were in favor and the motion passed.

- B. Rose Hill Master Plan Amendment.** A request by Land Asset Holdings, LLC for recommendation of approval to Town Council of an amendment to the Rose Hill PUD Master Plan to change the permitted uses, associated densities and buffers applicable to the Property from a multi-family residential use at 16 units per acre to a Business use permitting uses including: Outdoor Storage for Vehicles, Recreational Vehicles and Boats; General Office; Medical Offices and Health Services; Car Wash; Research and Laboratory; and Artisan Workshop. The property is identified by tax map number R610-031-000-0250-0000. (MPA-10-15-9391)

Griffin made a motion to approve the Rose Hill Master Plan Amendment with the following recommendations:

- a. Permitted land uses shall be the same as the adjacent property within Bluffton Park known as Lot 4 and located in the Bluffton Park Business Park district.
- b. Street Right-of-Way Setback and Buffer: 50 feet
- c. Setback and Buffer to Residential Use: 25 feet
- d. Setback and Buffer to Non-Residential Use for non-structural storage of vehicles and items: 10 feet
- e. Setback and Buffer to Non-Residential Use of storage in/under structures: 25 feet
- f. Conformance with the buffer requirements found in UDO Section 5.3.7.B.3.
- g. Conformance with the development standards set forth in the UDO or any future modification thereof.
- h. Increase the opacity of the proposed 25' buffers by adding additional vegetation.

Hannock seconded the motion. All were in favor and the motion passed.

**C. Adoption of 2016 Planning Commission Meeting Dates**

The 2016 Planning Commission Meeting Dates was amended to decrease the application submission period requirement from 60 days to 30 days.

Congleton made a motion to approve the amended 2016 Planning Commission meeting dates. Hannock seconded the motion. All were in favor and the motion passed.

**X. DISCUSSION**

- 1. Growth Management Monthly Update.** A review of the monthly Growth Management activities.

**XI. ADJOURNMENT**

Congleton made a motion to adjourn. Hannock seconded the motion. All were in favor and the December 16, 2015, Planning Commission Meeting was adjourned at 6:40 p.m.

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